
Site Address: 1 Ramblers Way, Waterlooville, PO7 8RE
Proposal: Conversion of garage to habitable accommodation.
Application No: APP/20/00611 Expiry Date: 08/10/2020
Applicant: Mr James Cook
Agent: Mr Gordon Smith Case Officer: Denise Sheath
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Ramblers Way, Waterlooville, is a detached two storey dwellinghouse, constructed with brown brick with a hung tiled roof, the property benefits from a hardstanding to the front of the property. The property is a corner plot facing on to Ramblers Way with the northern side elevation facing onto Grassmere Way.

2 Planning History

22253_17 - Land to the south east of Westbrook Farm Buildings, Field 9700 adjacent to Park Lane, Cowplain - Residential Development - Permit 08 August 1983

3 Proposal

Conversion of garage to habitable accommodation.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Highways Implications

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

Permitted development was removed for the conversion of the garage under planning permission 22253_17 Condition 10.

(ii) Appropriateness of design and impact on the character of the area

7.3 The plans provided show the proposal will result in the removal of the existing garage door to be replaced with a casement window of a similar size and style of the existing front window. The proposed replacement brickwork is to match the bricks of the host dwelling which will reduce the visual impact. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed new window will not project beyond the line of the existing front elevation and it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways Implications

- 7.5 The proposed conversion of the garage will result in the loss of a parking space. Due to the size of 1 Ramblers Way, a minimum of three curtilage parking spaces must be available to accord with the Havant Borough Parking (SPD) and policy DM13 of the Havant Borough Core Strategy. Notwithstanding this, the front of the dwellinghouse has been hardsurfaced and can accommodate three vehicles. It is recommended that a condition is added to ensure the retention of a minimum of three curtilage parking spaces.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00611 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 05 August 2020
Location Plan - Received 05 August 2020
Proposed Block Plan - Received 05 August 2020
Existing and Proposed Elevations and Floor Plans - Received 05 August 2020
Parking Plan - Received 15 September 2020

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

